

**9662 86 Avenue  
Grande Prairie, Alberta****MLS # A2165920****\$369,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Highland Park                              |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | Bungalow                                   |               |                   |
| <b>Size:</b>     | 1,044 sq.ft.                               | <b>Age:</b>   | 1970 (54 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway           |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Garden, Landscaped, Treed |               |                   |

|                    |   |                   |                        |
|--------------------|---|-------------------|------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -                      |
| <b>Floors:</b>     | Laminate, Tile, Vinyl   | <b>Sewer:</b>     | -                      |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -                      |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -                      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | RG General Residential |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                      |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting |                   |                        |

**Inclusions:** Shed

Welcome to this beautifully renovated 3-bedroom, 2-bathroom bungalow, where modern sophistication harmonizes with timeless charm. Nestled on a generous, fenced lot, this move-in-ready home offers a welcoming and contemporary living space. A covered walkway leads you to a spacious 22x26 double garage, providing both convenience and abundant storage. Inside, the bright and airy living room seamlessly flows into a cozy dining area and a sleek, modern kitchen. The kitchen features top-of-the-line, brand-new appliances and stylish finishes that are sure to delight any home chef. The home has been thoughtfully updated throughout, with recent electrical enhancements and a fully renovated basement. The basement is a versatile space, featuring a large family room, a flexible bonus room, a full bathroom, and a convenient laundry area—perfect for accommodating your family’s needs. Step outside to a private, landscaped backyard that’s ideal for both entertaining and relaxing. The expansive deck is perfect for outdoor dining, while mature trees, a fire pit, and raised garden beds create an inviting space for gatherings and play. Additional features include a heated double garage, providing extra functionality for projects and additional storage. The home’s durable steel roof, energy-efficient furnace, upgraded windows, and updated hot water tank ensure long-lasting comfort and efficiency. Don’t miss your chance to own this exceptional property. Contact your local realtor today!